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CULVER CITY REDEVELOPMENT AGENCY

CULVER CITY, CALIFORNIA

REDEVELOPMENT PLAN

FOR THE

OVERLAND-JEFFERSON REDEVELOPMENT PROJECT

PROJECT AREA NO. 2

Adopted December 1971

Amended December 27, 1994, Pursuant to the Community Redevelopment Law Reform Act of 1993

REDEVELOPMENT PLAN

FOR THE

OVERLAND-JEFFERSON REDEVELOPMENT PROJECT NO. 2

I. (Sec. 100) INTRODUCTION

The Redevelopment Plan ("Plan") for the Overland-Jefferson Redevelopment Project No. 2 ("Project") consists of Part I, Text and Part II, Map. This Plan has been prepared by the Culver City Redevelopment Agency ("Agency") pursuant to the Community Redevelopment Law of the State of California ("Redevelopment Law"), the United States Constitution, the California Constitution, and all applicable local laws and ordinances. The California Community Redevelopment Law is located in the California Health and Safety Code, Section 33000, et seq.

II. (Sec. 200) PROJECT AREA BOUNDARIES

The boundaries of the Overland-Jefferson Redevelopment Project No. 2 area ("Project area") are illustrated on the Map. The legal description of the boundaries of the Project area is as follows:

That certain parcel of land in the City of Culver City, County of Los Angeles, State of California, described as follows:

Beginning at the intersection of the southwesterly prolongation of the southeasterly line of Tract 23814, M.B.810, P.78-82, records of the County of Los Angeles, and the southwesterly line of Overland Avenue as it existed on November 18, 1971; thence northwesterly along said line of Overland Avenue to the intersection with the northwesterly line of Deshire Place (30 feet wide) as shown on map of Tract 20744, M.B. 553, P.25 and 26, records of the County of Los Angeles; thence along the northeasterly prolongation of said line to the southwesterly line of Overland Avenue as it existed on November 18, 1971; thence northwesterly along said southwesterly line to the southeasterly line of Lot 1, Tract 3344, M.B.36, P.92, records of the County of Los Angeles; thence southwesterly along said line to the northeasterly line of Tract 16912; M.B.392, P.14-17, records of the County of Los Angeles; thence southeasterly along said line to the westerly line of Lot 109 of said Tract; thence southerly along said line and the westerly line of Lot 110 of said Tract and the southerly prolongation of said line to the southerly line of Flaxton Avenue; thence westerly along said line to the

southeasterly line of Hazelton*Avenue; thence southerly along said line of Hazelton*Avenue to the intersection with the southeasterly prolongation of the southwesterly line of Lot 5, Tract 3344; thence northwesterly along said prolongation and said southwesterly line to the southeasterly line of Jefferson Boulevard; thence southerly along said line of Jefferson Boulevard to the intersection with the southeasterly prolongation of the most northerly line of Tract 16817, M.B. 385, P. 45-47, records of the County of Los Angeles; thence northwesterly along said prolongation to the intersection of said line with the southerly line of Sepulveda Boulevard as it existed on November 18, 1971; thence northwesterly along said southerly line to the intersection of said line with the southwesterly prolongation of the northwesterly line of Tract 16283, M.B. 381, P. 43-45, records of the County of Los Angeles; thence northeasterly along said prolongation to the southerly line of said Tract 16283; thence southeasterly and easterly along said line to Jefferson Boulevard as it existed on November 18, 1971; thence northerly along Jefferson Boulevard to the northerly line of Tract 16283; thence westerly and northerly along said Tract line to the most easterly corner of Lot 56, Tract 16283; thence in a direct line to the most southerly corner of Lot 85, Tract 10123, M.B. 141, P. 15-17, records of Los Angeles County; thence along the southeasterly line of Lots 85 through 72, Tract 10123; thence along the northeasterly prolongation of said line to the southeasterly corner of Lot 71 of said Tract; thence along the southeasterly line of Lots 71 through 59 of said Tract to the southerly line of Studio Drive (60 feet wide); thence in a direct line to the most easterly corner of Lot 284 of said Tract; thence northwesterly along the northeasterly line of Lots 284 through 272 of said Tract; thence along the northwesterly prolongation of said line to the most easterly corner of Lot 271 of said Tract; thence northwesterly along the northeasterly line of Lots 271 through 266 of said Tract and its northwesterly prolongation to the southeasterly line of the Los Angeles County Flood Control District's Ballona Creek Channel as it existed on November 18, 1971; thence northeasterly along said line to the westerly

line of Overland Avenue as it existed on November 18, 1971; thence northwesterly along said line of Overland Avenue to the southwesterly prolongation of the northwesterly line of Lot 1, Tract 17836, M.B.443, P.14, records of Los Angeles County; thence northeasterly along said prolongation and said Tract line to the southwesterly line of Tract 17328, M.B.426, P.44-48, records of Los Angeles County; thence southeasterly along said Tract line through its various courses and its southeasterly prolongation to the southerly line of the Los Angeles County Flood Control District's Ballona Creek Channel as it existed on November 18, 1971; thence northeasterly along said line to the southerly line of Lot 2, Tract 3343, M.B.36, P.90-91, records of Los Angeles County; thence southeasterly along said line to the northwesterly line of Jefferson Boulevard as it existed on November 18, 1971; thence northerly along said line to the intersection with the northwesterly prolongation of the northeasterly line of Tract 23814, M.B.810, P.78-82, records of Los Angeles County; thence southeasterly along said prolongation and said line to the boundary line of the City of Culver City as it existed on November 18, 1971; thence southerly along said boundary line and the easterly line of said Tract and the prolongation of said Tract line to the point of beginning.

* Street name changed to Kinston Avenue November 22, 1971. See Resolution No. CS-6654.

III. (Sec. 300) PROPOSED REDEVELOPMENT ACTIONS

A. (Sec. 301) General

The Agency proposes to eliminate and prevent the spread of blight in the Project area by:

(1) Acquisition of certain real property;

(2) Demolition or removal of certain buildings and improvements;

(3) Relocation assistance to displaced residential and nonresidential occupants;

(4) Installation, construction, or reconstruction of streets, utilities, and other public improvements;

(5) Disposition of property acquired for uses in accordance with this Plan;

(6) Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan.

B. (Sec. 302) Property Acquisition

1. (Sec. 303) Acquisition of Real Property

Except as specifically exempted herein, the Agency may acquire but is not required to acquire all real property located in the Project area, by gift, devise, exchange, purchase, eminent domain, or any other lawful method.

It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment, and in order to execute the Plan, for the power of eminent domain to be employed by the Agency to acquire real property in the Project area.

The Agency shall not acquire interests in oil, gas, or other mineral substances within the Project area, except to preclude surface drilling within the Project area.

The Agency is not authorized by law to acquire real property owned by public bodies which do not consent to such acquisition. The Agency is authorized, however, to acquire public property if it becomes private property by being transferred by deed, lease, or otherwise to private ownership or control before the Agency completes land disposition within the entire Project area, if the Agency and the private owner do not enter into a participation agreement.

The Agency shall not acquire real property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless (1) such building requires structural alteration, improvement, modernization, or rehabilitation, or (2) the site or lot on which the

building is situated requires modification in size, shape, or use, or (3) it is necessary to impose upon such property any of the standards, restrictions, and controls of the Plan and the owner fails or refuses to participate in the Plan by executing a participation agreement.

2. (Sec. 304) Acquisition of Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project area by any lawful means except eminent domain.

C. (Sec. 305) Participation by Owners and Tenants

1. (Sec. 306) Tenant Participation

The Agency shall extend preferences to persons who are engaged in business in the Project area to reenter in business within the redeveloped area if they otherwise meet the requirements prescribed by the Plan. The Agency shall also extend preferences to other tenants in the Project area if they otherwise meet the requirements prescribed by the Plan. The Agency is authorized to permit business, residential, institutional, and semi-public tenants, if they so desire, to purchase and develop real property in the Project area.

2. (Sec. 307) Owner Participation

The Agency is also authorized to permit persons who are owners of residential, business, and other types of real property in the Project area to be given the opportunity to participate in redevelopment by rehabilitation, by retention of improvements, or by new development by retaining all or a portion of their properties, by acquiring adjacent or other properties in the Project area, or by selling their properties to the Agency and purchasing other properties in the Project area.

In the event an owner-participant fails or refuses to rehabilitate or newly develop his real property pursuant to this Plan and the agreement, the real property or any interest therein may be acquired by the Agency and sold or leased for rehabilitation or development in accordance with this Plan.

If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants.

In addition to opportunities for participation by individual persons and firms, participation to the extent it is feasible shall be available for two or more persons, firms, or institutions to join together in partnerships, corporations, or other joint entities.

Participation opportunities shall necessarily be subject to and limited by such factors as the expansion of public facilities; elimination and changing of land uses; realignment of streets; the ability of owners to finance acquisition and development in accordance with the Plan; any reduction in the total number of individual parcels in the Project area; and assembly and development of a site for a regional shopping center.

3. (Sec. 308) Rules for Participation Opportunities

The Agency shall promulgate rules for owner and tenant participation.

4. (Sec. 309) Participation Agreements

Each person desiring to become a participant shall enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop, or use the property in conformance with the Plan and to be subject to the provisions hereof. In such agreements, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of this Plan applicable to their properties.

Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project area.

D. (Sec. 310) Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes or redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project area. The Agency shall impose on all public bodies the planning and design controls contained in the Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan. Any public body which owns or leases property in the Project area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency.

E. (Sec. 311) Property Management

During such time as property, if any, in the Project area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment.

The Agency is authorized, but not required, to make payments in lieu of property taxes to one or more taxing agencies.

F. (Sec. 312) Relocation of Persons Displaced by the Project

1. (Sec. 313) Assistance in Finding Other Locations

The Agency shall assist all persons (including families, business concerns, and others) displaced by the Project in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons displaced from their homes, the Agency shall assist individuals and families in finding housing that is decent, safe, sanitary, within their financial means, in reasonably convenient locations, and otherwise suitable to their needs. The Agency is also authorized to provide housing inside or outside the Project area for displaced persons.

2. (Sec. 314) Relocation Payments

The Agency is authorized to pay moving expenses to residents (including individuals and families) displaced by the Project, in amounts not exceeding $350. The Agency is also authorized to pay relocation payments to business concerns for moving expenses where the Agency determines it is in the best interest of the Project. The Agency may make such other payments as may be in the best interest of the Project and for which funds are available. Relocation payments shall be made pursuant to Agency rules and regulations and only to the extent funds are available for such purposes.

G. (Sec. 315) Demolition, Clearance, Public Improvements, Building, and Site Preparation

1. (Sec. 316) Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Project area as necessary to carry out the purposes of this Plan.

2. (Sec. 317) Public Improvements, Public Facilities, and Public Utilities

The Agency is authorized to install and construct or to cause to be installed and constructed the public improvements, public facilities, and public utilities (within or outside the Project area) necessary to carry out the Plan. Such improvements, facilities, and utilities include, but are not limited to, over or underpasses, bridges, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, parks, plazas, playgrounds, telephone systems, motor vehicle parking facilities, and landscaped areas.

3. (Sec. 318) Preparation of Building Sites

The Agency is authorized to prepare or cause to be prepared as building sites any real property in the Project area.

H. (Sec. 319) Rehabilitation and Moving of Structures by the Agency

1. (Sec. 320) Rehabilitation

The Agency is authorized to rehabilitate or to cause to be rehabilitated any building or structure in the Project area. The Agency is also authorized and directed to advise, encourage, and assist in the rehabilitation of property in the Project area now owned by the Agency.

2. (Sec. 321) Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved any standard structure or building to a location within or outside the Project area.

I. (Sec. 322) Property Disposition and Development

1. (Sec. 323) Real Property Disposition and Development

a. (Sec. 324) General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property.

To the extent permitted by law, the Agency is authorized to dispose of real property by leases or sales by negotiation without public bidding.

All real property acquired by the Agency in the Project area shall be sold or leased to public or private persons or entities for development for the uses permitted in the Plan. Real property may be conveyed by the Agency to the City or any other public body without charge. Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one year after completion of rehabilitation, or an annual report concerning such property shall be published by the Agency as required by law.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this Plan.

All purchasers or lessees of property shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

b. (Sec. 325) Purchase and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out, and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

All property in the Project area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, religion, national origin, or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project area. All property sold, leased, conveyed, or subject to a participation agreement shall be made expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project area shall contain such nondiscrimination and nonsegregation clauses as are required by law.

c. (Sec. 326) Development

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or outside the Project area for itself or for any public body or public entity to the extent that such improvement would be of benefit to the Project area.

During the period of development in the Project area, the Agency shall insure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Project area is proceeding in accordance with development documents and time schedules.

Development plans, both public and private, shall be submitted to the Agency for approval and architectural review. All development must conform to this Plan and all applicable Federal, State, and local laws.

2. (Sec. 327) Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property.

IV. (Sec. 400) USES PERMITTED IN THE PROJECT AREA

A. (Sec. 401) Map

In addition to illustrating the location of the Project area boundary, the Map also illustrates the proposed public rights-of-way and the proposed land uses to be permitted in the Project area.

B. (Sec. 402) Residential Uses

The area shown on the Map as Planned Residential is to be developed for residential and related uses. New development in this area shall be developed in accordance with City standards. Except as inconsistent with this Plan, all requirements of the City's ordinances now existing or as hereafter amended shall apply to such development. The population density in this residential area shall not exceed 43.5 dwelling units per acre.

The area shown on the Map as Planned Residential (intermediate density and/or supporting commercial) is to be developed primarily for residential and related uses. As an alternate use within this area, Supporting Commercial uses may be developed. These Supporting Commercial uses shall be in support of the surrounding neighborhood and not just the area designated above. New development in this area shall be developed in accordance with City standards. Except as inconsistent with this Plan, all requirements of the City's ordinances now existing or as hereafter amended shall apply to such development. The population density in this residential area shall not exceed 30 dwelling units per acre.

The area shown on the Map as Planned Residential-Commercial and/or Supporting Public Facilities is to be developed for residential, general commercial, or supportive public facility uses. Residential uses to be developed within this area shall not exceed a population density of 43.5 dwelling units per acre. General Commercial uses to be developed within this area shall include but not be limited to retail, service, entertainment, and related ancillary uses. The Supporting Public Facilities to be developed within this area shall include but not

be limited to State, County, City, and Culver City Unified School District buildings and related facilities. New development in this area shall be developed in accordance with City standards. Except as inconsistent with this Plan, all requirements of the City's ordinances now existing or as hereafter amended shall apply to such development.

C. (Sec. 403) Commercial Uses

The area shown on the Map as Commercial shall be developed for general commercial uses. These General Commercial uses shall include but not be limited to office, retail, service, and/or entertainment uses, plus related ancillary uses.

D. (Sec. 404) Public Uses

1. (Sec. 405) Rights-of-Way

The principal streets and highways in the Project area are shown on the Map and are as follows: Sepulveda Boulevard, Jefferson Avenue, Hazelton Avenue, Cota Street, Studio Drive, Virginia Avenue, Jordan Way, Overland Avenue, Flaxton Street, and Jasmine Court (a private street).

Any other streets and alleys in the Project area may be widened, altered, abandoned, or closed as necessary for proper development of the Project. Additional public streets, alleys, and easements may be created in the Project area as needed for proper development.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

E. (Sec. 406) Public, Semi-Public, Institutional, and Nonprofit Uses

With the approval of the Agency, parking, open space, public, and semi-public uses may be interspersed with other uses in any area.

In any area the Agency is authorized to permit the establishment or enlargement of public, semi-public, institutional, or nonprofit uses, including park and recreational facilities, libraries, hospitals, educational, fraternal, employee, philanthropic, and charitable institutions, and facilities or other similar associations or organizations. All such uses shall conform so far as possible to the provisions of this Plan applicable to the uses in the specific area involved. The Agency shall impose such other reasonable restrictions as are necessary to protect the development and use in the Project area.

F. (Sec. 407) General Controls and Limitations

All real property in the Project area is hereby made subject to the controls and requirements of this Plan.

No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of the Plan, except in conformance with the provisions of this Plan.

1. (Sec. 408) New Construction

All new construction shall comply with all applicable State and local laws in effect from time to time, including without limitations the City Building,

Electrical, Heating and Ventilating, Housing and Plumbing Codes, and the City Zoning Ordinances.

The Agency shall require that, as feasible, adequate landscaping and screening be provided to create a buffer between those areas designated for residential use and those areas designated for commercial uses. All outdoor storage of materials or equipment shall be enclosed or screened by walls, landscaping, or other enclosure to the extent and in the manner required by the Agency.

2. (Sec. 409) Existing Nonconforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with the developments and uses in the Project area. The owner of such a property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as are necessary to protect the development and use of the Project area.

The Agency may authorize additions, alterations, repairs, or other improvements in the Project area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the Agency, such improvements would be compatible as interim uses with surrounding uses and development.

3. (Sec. 410) Rehabilitation

Any existing structure within the Project area which the Agency shall approve for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated in such manner that it will be safe and sound in all physical respects and be attractive in appearance and not detrimental to the surrounding areas.

4. (Sec. 411) Limitation on the Number of Buildings

The number of buildings in the Project area shall be regulated by the Agency.

5. (Sec. 412) Approximate Number of Dwelling Units

The approximate number of dwelling units presently in the Project area is estimated to be 425, with 51 additional dwelling units under construction.

6. (Sec. 413) Limitation on Type, Size, and Height of Buildings

The type, size, and height of buildings shall be as limited by the applicable Federal, State, and local statutes, ordinances, and regulations.

7. (Sec. 414) Open Spaces, Landscaping, Light, Air, and Privacy

The approximate amount of open space to be provided in the Project area is the total of all areas which will be in the public rights-of-way, the public grounds, the space around buildings, and all other outdoor areas not permitted to be covered by buildings. Landscaping plans shall be submitted to the Agency for review and approval to ensure optimum use of living plant material.

In all areas sufficient space shall be maintained between buildings to provide adequate light, air, and privacy.

8. (Sec. 415) Signs

All signs shall conform to City sign ordinances as they now exist or are hereafter amended. Design of all new signs shall be submitted to the Agency for review and approval before erection.

9. (Sec. 416) Utilities

The Agency shall require that all utilities be placed underground when physically and economically feasible, or when not feasible, above ground utilities may be permitted by the Agency.

10. (Sec. 417) Incompatible Uses

No use or structure which by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project area. Within the Project area, except with the approval of the Agency, there shall be no extraction of oil, gas, or other mineral substances, nor any opening or penetration for any purpose connected therewith within 500 feet of the surface.

11. (Sec. 418) Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based upon race, color, creed, religion, national origin, or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project area.

12. (Sec. 419) Resubdivision of Parcels

After rehabilitation and development pursuant to the Plan, no parcel in the Project area, including any parcel retained by a conforming owner or participant, shall be resubdivided without the approval of the Agency.

13. (Sec. 420) Minor Variations

Under exceptional circumstances, the Agency is authorized to permit a variation from the limits, restrictions, and controls established by the Plan. In order to permit such variation, the Agency must determine that:

(1) The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.

(2) There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls.

(3) Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.

(4) Permitting a variation will not be contrary to the objectives of the Plan.

No variations shall be granted which change a basic land use or which permit other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purposes of the Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

G. (Sec. 421) Design for Development

Within the limits, restrictions, and controls established in the Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Project area.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the esthetic quality of the Project area. The Agency shall not approve any plans that do not comply with this Plan.

H. (Sec. 422) Building Permits

No permit shall be issued for the construction of any new building or any addition to an existing building in the Project area from the date of adoption of this Plan until the application for such permit has been approved by the Agency.

V. (Sec. 500) METHODS FOR FINANCING THE PROJECT

A. (Sec. 501) General Description of the Proposed Financing Methods

The Agency is authorized to finance this Project with financial assistance from the City, State of California, property tax increments, interest income, Agency bonds, or any other available source.

Advances and loans for survey and planning and for the operating capital for nominal administration of this Project have been and are to be provided by the City until adequate tax increments or other funds are available or sufficiently assured to repay the loans and to permit borrowing adequate working capital from sources other than the City. The City; as it is able, will also supply additional assistance through City loans and grants for various public facilities.

As available, gas tax funds from the State of California and the County of Los Angeles will be used for the street system. Also, all or a portion of the parking may be installed through a parking authority or otherwise.

The Agency is authorized to issue bonds, if appropriate and feasible, in an amount sufficient to finance all or any part of the Project.

The Agency is authorized to obtain advances, borrow funds, and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds, and indebtedness may be paid from tax increments or any other funds available to the Agency.

B. (Sec. 502) Tax Increments

All taxes levied upon taxable property within the Project area each year by or for the benefit of the State of California, County of Los Angeles, City of Culver City, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Redevelopment Plan, shall be divided as follows:

(1) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Redevelopment Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project on said effective date); and

(2) That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Redevelopment Project. Unless and until the total assessed value of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in paragraph (1) hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

The portion of taxes mentioned in paragraph (2) above are hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part.

The Agency, with the approval of the City Board, is authorized to make such pledges as to specific advances, loans, and indebtedness as appropriate in carrying out the Project.

VI. (Sec. 600) ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Action by the City shall include, but not be limited to, the following:

A. Institution and completion of proceedings for opening, closing, vacating,

widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project area. Such action by the City shall include the requirement of abandonment and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan.

B. Institution and completion of proceedings necessary for changes and improvements in publicly owned public utilities within or affecting the Project area.

C. Revision of zoning within the Project area to permit the land uses and development authorized by this Plan.

D. Performance of the above, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project area to be commenced and carried to completion without unnecessary delays.

E. The undertaking and completing of any other proceedings necessary to carry out the Project.

VII. (Sec. 700) ADMINISTRATION AND ENFORCEMENT OF THE PLAN

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

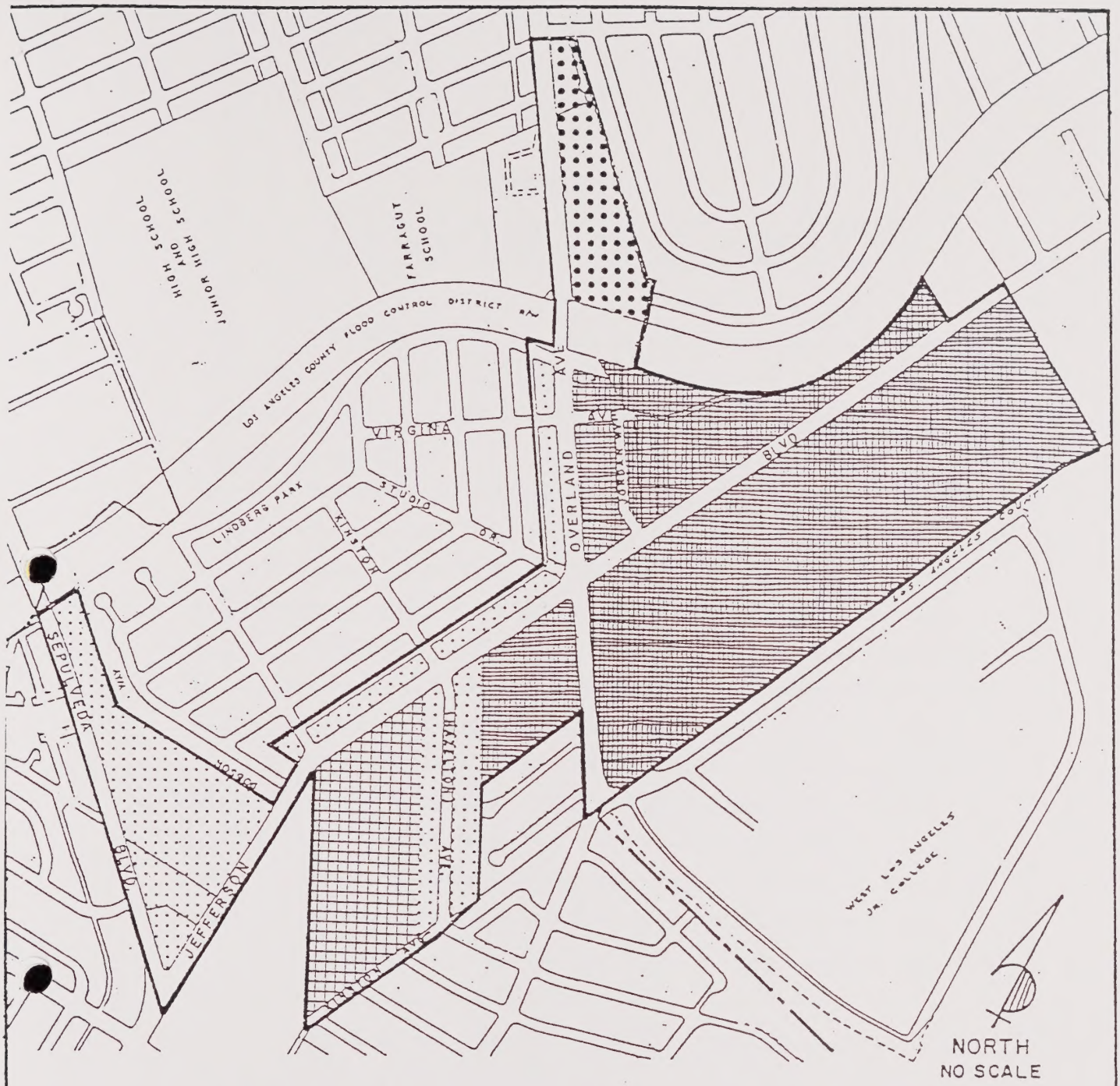
The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include but are not limited to specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project area may be enforced by such owners.

VIII. (Sec. 800) DURATION OF THIS PLAN

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective and the provisions of other documents formulated pursuant to this Plan may be made effective for 35 years from the date of adoption of this Plan by the City Council.

IX. (Sec. 900) PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Sections 33450-33458 of the Community Redevelopment Law or by any other procedure established by law.



COMMERCIAL

PLANNED RESIDENTIAL (INTERMEDIATE DENSITY 30.0 UNITS PER ACRE AND/OR SUPPORTING COMMERCIAL)

PLANNED RESIDENTIAL-COMMERCIAL AND/OR SUPPORTING PUBLIC FACILITIES

PLANNED RESIDENTIAL (MEDIUM DENSITY 43.5 UNITS PER ACRE)

PROJECT AREA BOUNDARY

REDEVELOPMENT PLAN
Adopted June 24, 1971

OVERLAND-JEFFERSON PROJECT AREA NO. 2
Culver City Redevelopment Agency

ORDINANCE NO. CS-729

AN ORDINANCE OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE OVERLAND-JEFFERSON REDEVELOPMENT PROJECT NO. 2.

WHEREAS, the Culver City Redevelopment Agency (hereinafter referred to as the "Agency") formulated and prepared the proposed Redevelopment Plan for the Overland-Jefferson Redevelopment Project No. 2; and

WHEREAS, the Planning Commission of the City of Culver City submitted its report and recommendation finding the said proposed Redevelopment Plan to be in conformity with the General Plan and recommended approval of said proposed Redevelopment Plan; and

WHEREAS, the Agency adopted rules governing participation and preferences by owners, operators of businesses and tenants in the Project area; and

WHEREAS, the Agency submitted to the City Council of the City of Culver City said proposed Redevelopment Plan for the Overland-Jefferson Redevelopment Project No. 2; and

WHEREAS, the Agency has submitted the Report of the Agency on said proposed Redevelopment Plan to the City Council; and

WHEREAS, after due notice, a joint public hearing has been held by the Agency and the City Council; and

WHEREAS, all actions required by law have been taken by all appropriate public agencies,

NOW, THEREFORE, the City Council of the City of Culver City, California, DOES HEREBY ORDAIN as follows:

SECTION 1. The purposes and intent of the City Council with respect to the Project area are to:

1. Eliminate the conditions of blight existing in the Project area;

2. Insure, as far as possible, that the causes of blighting conditions will be either eliminated or protected against;

3. Provide participation for owners and tenants and a reasonable preference for persons engaged in business in the Project area;

4. Encourage and insure the rehabilitation, rebuilding, and redevelopment of the Project area;

5. Encourage and foster the economic revitalization of the Project area;

6. Relocate the owners and occupants of the Project area as needed; and

7. Redevelop and rebuild the public facilities in the Project area to provide safer and more efficient service for the people in the area and the general public as a whole.

SECTION 2. All written and oral objections to the Redevelopment Plan are hereby overruled.

SECTION 3. The proposed Redevelopment Plan for the Overland-Jefferson Redevelopment Project No. 2 is hereby approved and adopted and designated the official redevelopment plan for the Overland-Jefferson Redevelopment Project No. 2.

SECTION 4. The Redevelopment Plan for the Overland-Jefferson Redevelopment Project No. 2 (hereinafter called the "Redevelopment Plan") is hereby incorporated herein by reference and made a part hereof as fully as if set out at length herein.

SECTION 5. The City Council hereby finds and determines that:

1. The Project area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the Community Redevelopment Law of the State of California;

2. The Redevelopment Plan will redevelop the Project area in conformity with the Community Redevelopment Law of the State of California in the interests of the public peace, health, safety, and welfare;

3. The adoption and carrying out of the Redevelopment Plan is economically sound and feasible;

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4. The Redevelopment Plan conforms to the General Plan of the City of Culver City;

5. The carrying out of the Redevelopment Plan will promote the public peace, health, safety and welfare of the City of Culver City and will effectuate the purposes and policies of the Community Redevelopment Law of the State of California;

6. The condemnation of real property, as provided for in the Redevelopment Plan, is necessary to the execution of the Redevelopment Plan and adequate provisions have been made for payment for property to be acquired as provided by law;

7. The Agency has a feasible method and plan for the relocation of families and persons to be temporarily or permanently displaced from housing facilities in the Project area;

8. There are or are being provided in the Project area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons displaced from the Project area, decent, safe, and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment;

9. The Redevelopment Plan will afford a maximum opportunity consistent with the sound needs of the locality as a whole for the redevelopment of such area by private enterprises;

10. In order to implement and facilitate the effectuation of the Redevelopment Plan hereby approved and adopted it is found determined that certain official action must be taken by the City Council with reference, among other things, to changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action, and accordingly the City Council hereby:

    (a) Pledges its cooperation in helping to carry out such Redevelopment Plan; and

(b) Requests the various officials, departments, boards and agencies of the City of Culver City having administrative responsibilities in the premises likewise to co-operate to such end and to exercise their respective functions and powers in a manner consistent with said Redevelopment Plan; and

(c) Stands ready to consider to take appropriate action upon proposals and measures designed to effectuate the Redevelopment Plan.

SECTION 6. The City Council is satisfied permanent housing facilities will be available within three years from the time occupants of the Project area are displaced and that pending the development of such facilities there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the City of Culver City at the time of their displacement. No persons or families of low and moderate income shall be displaced from residences unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary and otherwise standard dwellings. The Agency shall not displace such person or family until such housing units are available and ready for occupancy.

SECTION 7. The City Clerk is hereby directed to send a certified copy of this ordinance to the Agency and the Agency is hereby vested with the responsibility for carrying out the Redevelopment Plan, subject to the provisions of the Redevelopment Plan.

SECTION 8. The City Clerk is hereby directed to record with the County Recorder of Los Angeles County a description of the land within the Project area and a statement that the pro-

ceedings for the redevelopment of the Project area have been instituted under the California Redevelopment Law. The Agency is hereby directed to effectuate recordation in compliance with the provisions of Section 27295 of the Government Code to the extent applicable.

SECTION 9. The Building Department of the City of Culver City is hereby directed for a period of two years after the effective date of this ordinance to advise all applicants for building permits within the Project area that the site for which a building permit is sought for the construction of buildings or for other improvements is within a redevelopment project area.

SECTION 10. The City Clerk is directed, as promptly as practicable following the adoption of the Redevelopment Plan, but in any event, on or before the January 1st next following this adoption to transmit a copy of the description and statement recorded by the City pursuant to Section 8 of this ordinance and a map or plat showing the boundaries of the Project area to the Auditor and Tax Assessor of Los Angeles County, to the City Tax Assessor, to the governing body of each of the taxing agencies which levies taxes upon any property in the Project area, and to the State Board of Equalization.

SECTION 11. Within 90 days after June 30 of each year following the effective date of this ordinance and at such other times as City Council may request in writing, and until the Redevelopment Plan has been fully accomplished, the Agency shall file with the City Council a report containing a statement of the progress made under the Redevelopment Plan, the financial condition of the Agency, and such other information concerning the Overland-Jefferson Redevelopment Project No. 2 as the City Council may request.

SECTION 12. The City Clerk shall certify to the adoption of this ordinance and to its approval by the City Council and cause the same to be published once in a newspaper with general circulation within the City of Culver City.

APPROVED and ADOPTED this 28th day of December, 1971.

MARTIN A. LOTZ
MAYOR
City of Culver City, California

ATTEST:

AGNES V. CHRISTENSEN
City Clerk

APPROVED AS TO FORM:

DALE AUSTIN
City Attorney

ORDINANCE NO. 94-035

AN ORDINANCE OF THE CITY OF CULVER CITY, CALIFORNIA, AMENDING THE REDEVELOPMENT PLAN FOR THE OVERLAND-JEFFERSON REDEVELOPMENT PROJECT NO. 2 AND ESTABLISHING CERTAIN LIMITATIONS FOR THE REDEVELOPMENT PLAN PURSUANT TO THE COMMUNITY REDEVELOPMENT LAW REFORM ACT OF 1993 (ASSEMBLY BILL 1290)

WHEREAS, the Redevelopment Plan for the Overland-Jefferson Redevelopment Project No. 2 was approved and adopted by the City Council of the City of Culver City on December 28, 1971, by Ordinance No. CS-729; and

WHEREAS, in 1993 the California State Legislature enacted the Community Redevelopment Reform Act of 1993 (AB1290), making various amendments to the Community Redevelopment Law (Health and Safety Code Section 33000, et seq.), which became effective on January 1, 1994; and

WHEREAS, Health and Safety Code Section 33333.6 expressly requires each redevelopment plan adopted prior to December 31 1993, to contain certain restrictions and limitations, which must be imposed prior to December 31, 1994; and

WHEREAS, Health and Safety Code Section 33333.6 expressly provides that such restrictions and limitations be imposed by way of ordinance and shall be deemed to constitute and amendment of the redevelopment plan without the necessity of compliance with Health and Safety Code Section 33450 or any other provision of the Community Redevelopment Law relating to amendment;

NOW, THEREFORE, the City Council of the City of Culver City does ordain as follows:

Section 1. Amendment of the Redevelopment Plan for the Overland-Jefferson Redevelopment Project No. 2. In accordance with the requirements of the Community Redevelopment Law Reform Act of 1993, and notwithstanding any other provision in the Redevelopment Plan for the Overland-Jefferson Redevelopment Project No. 2, the City Council

hereby establishes the following limitations for the Overland-Jefferson Redevelopment Project No. 2, subject to all of the provisions of this Ordinance and further subject to Health and Safety Code Section 33333.6 (g) and (h):

A. In accordance with Health and Safety Code Section 33333.6(a), the time for establishing loans, advances and indebtedness to be paid with the proceeds of property taxes received pursuant to Health and Safety Code Section 33670, to finance in whole, or in part, the Overland-Jefferson Redevelopment Project No. 2, shall not exceed January 1, 2004. This limit, however, shall not prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund or establishing more debt in order to fulfill the Agency's housing obligations under Section 33413. This limit shall not prevent the Agency from refinancing, refunding, or restructuring indebtedness after the time limit if the indebtedness is not increased and the time during which the indebtedness is to be repaid does not exceed the date on which the indebtedness would have been paid. This time limit may be extended, only by amendment of the Redevelopment Plan for the Overland-Jefferson Redevelopment Project No. 2, after the Agency makes the findings required by subdivisions (a)(2)(A) and (a)(2)(B) of Health and Safety Code Section 33333.6. However, this amended time limit may not exceed January 1, 2014.

B. In accordance with Health and Safety Code Section 33333.6(c), except as provided in subdivisions (g) and (h) of Health and Safety Code Section 33333.6, the Agency shall not pay indebtedness or receive property taxes pursuant to Health and Safety Code Section 33670 after December 28, 2016, for the purposes of the Overland-Jefferson Redevelopment Project No. 2.

Section 2. Application. The limitations established in this Ordinance shall apply to the Redevelopment Plan for the Overland-Jefferson Redevelopment Project No. 2 and may only be amended in the manner required and to the extend permitted by law.

SECTION 3. The Mayor of the City shall sign and the City Clerk shall attest to the passage of this Ordinance. This Ordinance shall take effect thirty (30) days from the date of its adoption and, as required by Section 512 of the City Charter, prior to the expiration of fifteen (15) days from the adoption hereof the City Clerk shall cause this Ordinance to be published in The Outlook. Additionally, the City Clerk shall post this Ordinance or a summary thereof in at least three public places within the City pursuant to Section 517 of the City Charter.

APPROVED and ADOPTED this 27th day of December, 1994.

ALBERT VERA, Mayor
City of Culver City, California

ATTEST:

Tom Crunk 12/30/94
TOM CRUNK,
City Clerk

APPROVED AS TO FORM:

E. Affleck - Deputy City Attorney for
NORMAN Y. HERRING
City Attorney

I HEREBY CERTIFY THIS DOCUMENT TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL.

Ela Valladares
DEPUTY CITY CLERK OF THE CITY OF CULVER CITY, CALIF.